

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 22, 1967

Appeal No. 9431 No. One Dupont Circle Associates Limited
Partnership et al and Thomas W. Sandoz,
appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
February 13, 1968.

EFFECTIVE DATE OF ORDER - April 1, 1968

ORDERED:

That the appeal for permission to erect office building
and parking garage with roof structures in accordance with
provisions of Section 3308 and variance from the provisions
of Section 3308.22 to permit roof structure in excess of
0.25, lots 19,807,808 and part of sidewalk closed, square
114, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in a C-3-B District.
- (2) The subject appeal was amended to include a variance
for the arcade of the proposed building.
- (3) It is proposed to erect an eight story office and
parking garage building having a roof structure to house the
stairs, elevator equipment and mechanical equipment.
- (4) The lot area is 28,083.32 square feet and the gross
floor area of the proposed building will be 182,541.58 square
feet, with an FAR of 6.5.
- (5) The area of the proposed roof structure is 9,900.25
square feet with an FAR of 0.353.
- (6) The material and color of the street facade of the
building will be grey aluminum frames (Duranodic 335E) solar-
gray glass, solargray spandrelite panels, white marble mullions
and cornice.

(7) The material and color of the roof structure will be grey aluminum frames, panels and louvers (Duranodic 335E) white marble mullions cornice.

(8) The proposed building has stairs coming up from the basement as a means of egress between two columns which are within the arcade.

(9) The proposed office building will have three cellars to house the parking of 149 cars, complying with the zoning requirement of 105 off-street parking spaces. There will be actually 208 parking spaces including those that will be parked using an attendant. A portion of the first cellar will house a cafeteria serving primarily the occupants of the building. This cafeteria will not increase the density of the structure.

(10) By letter dated January 29, 1968 the architect states that the reason for the larger penthouse is to keep most of the equipment on one level and reduce the overall height of the penthouse, thus making the proportions and appearance of the roof structure architecturally pleasing and desirable.

It is also stated that the larger area of the penthouse is caused by the irregular shape of the lot. The lot and building have a triangular, five-sided shape and the penthouse takes on the same form. This is less efficient for a good layout of mechanical equipment than a simple square or rectangle. It is desirable from the building operating point of view that the mechanical equipment be located in one location rather than being divided between the cellars and the roof.

(11) This appeal was filed and heard under plan by Vlastimil Koubek, architect, drawings No. A-3, A-9, A-15, A-16, A-17, A-18, A-20, and A-24, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on January 18, 1968.

(12) No opposition to the granting of this appeal was registered at the public hearing.

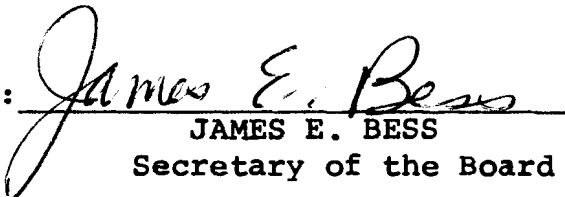
OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the zoning regulations sufficient to permit the requested excess in the roof structure FAR and the variance from the arcade provisions of the regulations, and that the requested relief may be granted without substantial detriment to the public good and without impairing the purpose or integrity of the zone plan as embodied in the zoning regulations and map.

Further, we conclude that the roof structure of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The structure is in harmony with the purpose and intent of the regulations and will not tend to adversely affect the use of neaby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
JAMES E. BESS
Secretary of the Board